



STAFF ANALYSIS

STATE PUBLIC WORKS BOARD

Monday, May 17, 2021 at 10:00 a.m.

This meeting will take place virtually and can be accessed through the following link or phone numbers:*

<https://zoom.us/j/93369377835?pwd=b1RLeWZnL1lVUWJLR01VSS9KYkUyUT09>

Meeting ID: 933 6937 7835

Passcode: +&fwh4b4

Or

Phone: (669) 219 2599**

(669) 900 9128**

(213) 338 8477**

Meeting ID: 933 6937 7835

Passcode: 16475379

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*Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Order N-29-20, issued March 17, 2020, the Board meeting will take place entirely virtually on May 17, 2021. Members of the Board will participate in this meeting remotely via telephonic or video conference. The meeting may be observed through the Zoom link and telephone number identified above. If using the Zoom platform, please install the Zoom application and enter the virtual conference room prior to the 10:00 a.m. meeting start time. Members of the public may participate through telephone, the Zoom platform, or by submitting public comment in advance. If members of the public wish to submit comments in advance, the Board asks members of the public to provide written comments to Kat.Lee@dof.ca.gov prior to the meeting. To the extent possible, all written comments will be distributed to the members of the Board prior to the meeting.

** This phone number **IS NOT** a toll free number.

Pursuant to section 11125 of the Government Code, notice of all Board meetings will be given at least ten days in advance and such notice must include a copy of the agenda. Members of the public may address the Board prior to it taking action on any matter in the agenda.

This notice and the Board agenda for the current month are available on the State Public Works Board website. [Please click here to view](#). The full Board member briefing package is available upon request. Please send an email to Kat.Lee@dof.ca.gov.

Individuals who need disability-related accommodation, including auxiliary aids for effective participation at this public meeting are invited to make their requests and preferences known to Kat Lee at (916) 445-9694 or e-mail to Kat.Lee@dof.ca.gov, five days prior to the meeting.

BOND ITEMS

NONE

MINUTES

Consider approving the minutes from the April 5, 2021 and April 16, 2021 meetings.

Staff have reviewed the minutes from the April 5, 2021 and April 16, 2021 meetings and recommend approval.

Staff Recommendation: **Approve minutes from the April 5, 2021 and April 16, 2021 meetings.**

CONSENT ITEMS

CONSENT ITEM—1

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
VALLEY STATE PRISON – ARSENIC AND MANGANESE REMOVAL WATER TREATMENT PLANT
MADERA COUNTY**

*Authority: 2019 Budget Act, Item 5225-301-0001 (20)
 2020 Budget Act, Item 5225-301-0001 (15)*

Consider:

- 1) Approving preliminary plans.**
- 2) Recognizing an anticipated deficit.**

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
Valley State Prison – Arsenic and Manganese Removal Water Treatment Plant
Madera County

Action Requested

If approved, the requested action will approve preliminary plans and recognize an anticipated deficit.

Scope Description

This project is within scope. The current project scope, as approved by the Board on December 11, 2020, includes the design and construction of an arsenic and manganese removal water treatment plant to address an increase in arsenic and manganese levels detected in the water supply at VSP and at the adjacent Central California Women's Facility (CCWF). The scope of work includes construction of an approximately 3,300 square foot building to house the pumps, electronic controls/monitors, electrical/mechanical rooms, and other necessary equipment. The building will also provide an approximately 3,100 square foot attached outdoor covered storage area.

Funding and Cost Verification

This project is not within cost. The 2019 Budget Act (Chapter 23, Statutes of 2019) appropriated \$1,508,000 General Fund for the preliminary plans phase of the Arsenic Removal Water Treatment Plant project at Valley State Prison (VSP), Chowchilla. The 2020 Budget Act (Chapter 7, Statutes of 2020) appropriated \$1,453,000 General Fund for working drawings for the project. While the construction appropriation has not yet been approved by the Legislature, the last legislatively-approved Capital Outlay Budget Change Proposal (COBCP) estimated \$18,458,000 General Fund for the construction phase, bringing estimated project costs to \$21,419,000. Estimated costs increased beyond this and were reflected in the 2021-22 Governor's Budget COBCP request of \$23,236,000. However, this COBCP was subsequently withdrawn as preliminary plans completion was delayed and more time was needed to update total project costs.

The December 2020 Board action recognized an anticipated deficit associated with the scope change in the amount of \$1,817,000. Subsequently, a revised project estimate was prepared in association with the completion of preliminary plans. Based on this revised estimate, the current total estimated project cost is \$30,953,000, which is a cumulative cost increase of \$9,534,000, or 44.5 percent of previously recognized project costs of \$21,419,000. The increase associated with completion of preliminary plans is due to understated costs and design errors and omissions related to various building systems, filtration equipment, and requirements to increase the size and capacity of the water delivery infrastructure. This estimated project cost is different than the estimated project cost of \$21,419,000, as recognized by the Board at its December 11, 2020 meeting, due to the recently revised project estimates associated with completion of preliminary plans.

On April 26, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to approve the preliminary plans no sooner than 20 days from that date.

\$ 2,961,000	Total authorized project costs
\$ 30,953,000	Total estimated project costs
\$ 1,508,000	Project costs previously allocated: \$1,508,000 for preliminary plans
\$ 19,911,000	Project costs to be allocated: \$1,453,000 for working drawings and \$18,458,000 for construction (\$13,745,000 contract, \$687,000 contingency, \$1,045,000 A/E, \$1,883,000 other project costs, and \$1,098,000 agency retained)
\$ 9,534,000	Anticipated project deficit: \$9,534,000 for construction (\$8,130,000 contract, \$406,000 contingency, \$269,000 A/E, \$420,000 other project costs, and \$309,000 agency retained)

CEQA

CDCR filed a Notice of Determination with the State Clearinghouse on August 17, 2020 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

CDCR completed a Summary of Conditions letter for this project on July 27, 2020 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	April 2021
Complete working drawings	March 2022
Start construction	September 2022
Complete construction	June 2024

Staff Recommendation:	Approve preliminary plans and recognize an anticipated deficit
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ACTION ITEMS

ACTION ITEM—1

HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 FRESNO COUNTY

*Authority: 2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 Budget Act
2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act
2014 Budget Act, Item 2665-306-3228 (1),
Section 39719(b) (2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 15854 of the Government Code*

Consider the adoption of an amended Resolution of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following property or interest in property for the High Speed Train System:

Grewal Property (Fresno County)

Authority Parcel Numbers: FB-10-1497-1 and FB-10-1497-2

Assessor Parcel Number: 056-020-76S (formerly designated as 056-02-64S)

STAFF ANALYSIS ITEM—1

High Speed Rail Authority
Initial Operating Segment, Section 1
Fresno County

Action Requested

Adopt an amended Resolution of Necessity (RON) authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following property or interest in property for the High Speed Train System (HSTS).

Grewal Property: On December 11, 2020, the Board adopted RON 2020-0904, authorizing the use of eminent domain to acquire the Grewal Property in Fresno County. Subsequent to that action, it was determined that the RON contained an error in the legal description of the subject property, precipitating the need for an amended RON.

On April 30, 2021 a Notice of Intent to adopt an amended RON was mailed to the property owner. This notice was sent in accordance with Code of Civil Procedure section 1245.235.

Staff Recommendation: Adopt an amended RON authorizing the use of eminent domain by the Authority to acquire the above described property or interests in property for the HSTS.

ACTION ITEM—2

HIGH SPEED RAIL AUTHORITY (2665) INITIAL OPERATING SEGMENT, SECTION 1 VARIOUS COUNTIES

*Authority: 2012 Budget Act, Item 2665-306-0890 (1), as reappropriated by the 2018 Budget Act
2012 Budget Act, Item 2665-306-6043 (1), as reappropriated by the 2018 Budget Act
2014 Budget Act, Item 2665-306-3228 (1),
Section 39719(b) (2) of the Health and Safety Code
Section 39719.1 of the Health and Safety Code
Section 15854 of the Government Code*

Consider the adoption of Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire the following properties or interests in property for the High Speed Train System:

- 1. Roeding Property (Fresno County)**
Authority Parcel Number: FB-10-1242-1
Assessor Parcel Number: None Assigned
- 2. Gonzales Property (Fresno County)**
Authority Parcel Numbers: FB-10-1388-1 and FB-10-1388-2
Assessor Parcel Number: 335-090-54
- 3. US Horticulture Farmland Property (Kern County)**
Authority Parcel Number: FB-15-0077-2
Assessor Parcel Number: 047-350-06
- 4. US Horticulture Farmland Property (Kern County)**
Authority Parcel Number: FB-15-0078-2
Assessor Parcel Number: 047-350-06
- 5. US Horticulture Farmland Property (Kern County)**
Authority Parcel Numbers: FB-15-0083-1, FB-15-0083-2, and FB-15-0083-3
Assessor Parcel Number: 059-210-36
- 6. US Horticulture Farmland Property (Kern County)**
Authority Parcel Numbers: FB-15-0084-1, FB-15-0084-2, and FB-15-0084-3
Assessor Parcel Number: 059-210-36
- 7. Whitley Property (Kings County)**
Authority Parcel Numbers: FB-16-0705-1, FB-16-0705-3, FB-16-0705-4, FB-16-0705-5, and FB-16-0705-6
Assessor Parcel Number: 034-011-015

8. **Macedo Property (Kings County)**
Authority Parcel Number: FB-16-0714-1
Assessor Parcel Number: 034-012-053
9. **Dias Property (Kings County)**
Authority Parcel Numbers: FB-16-0913-2 and FB-16-0913-3
Assessor Parcel Number: 028-170-042
10. **Mina Orchard Property (Kings County)**
Authority Parcel Numbers: FB-16-1069-1, FB-16-1069-2, and FB-16-1069-3
Assessor Parcel Number: 034-160-036
11. **Silveira Property (Tulare County)**
Authority Parcel Numbers: FB-54-0201-6, FB-54-0201-7, FB-54-0201-8, and
FB-54-0201-9
Assessor Parcel Number: 200-230-002
12. **Friis-Hansen Property (Fresno County)**
Authority Parcel Number: MF-10-0806-1
Assessor Parcel Number: 504-070-52
13. **Curran Property (Madera County)**
Authority Parcel Number: MF-20-1449-1
Assessor Parcel Number: 034-210-054
14. **Curran Property (Madera County)**
Authority Parcel Number: MF-20-1465-1
Assessor Parcel Number: 035-242-017

STAFF ANALYSIS ITEM—2

High Speed Rail Authority
Initial Operating Segment, Section 1
Various Counties

Action Requested

Adopt Resolutions of Necessity authorizing the use of eminent domain by the High Speed Rail Authority to acquire properties or interests in properties 1-6 and 8-14 for the High Speed Train System.

Background

Under California Eminent Domain Law, the Board is the governing body of the High Speed Rail Authority (Authority) for purposes of adopting Resolutions of Necessity that are required for the Authority to initiate eminent domain proceedings. To adopt a Resolution of Necessity the Board must consider that the following conditions have been met:

- (A) The public interest and necessity require the project;
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (C) The property sought to be acquired is necessary for the project; and,
- (D) The offer required by Government Code section 7267.2 has been made to the owner or owners of record.

The properties are within the right of way for the Initial Operating Segment, Section 1, extending from Madera to Shafter, and are within the preferred alignment as previously approved by both the High Speed Rail Authority Board of Directors and the Federal Railroad Administration. Acquisition of these properties will allow the Authority to move forward with construction of the High Speed Train System (HSTS).

The Authority notified the Board's staff that between October 2020 and March 2021, the respective property owners were provided with a first written offer to purchase the subject property, as required by Government Code section 7267.2. The Authority has informed the Board's staff that negotiations to acquire the property are continuing; however, to keep the project on schedule, the adoption of Resolutions of Necessity to authorize the use of eminent domain is required at this time.

On April 30, 2021, Notices of Intent to adopt a Resolution of Necessity were mailed by Board staff to the property owners. These notices were sent in accordance with Code of Civil Procedure section 1245.235.

Property Specific Information:

1. Roeding Property (Fresno County)

Authority Parcel Number: FB-10-1242-1

Assessor Parcel Number: None Assigned

Partial Acquisition: Approximately 0.46 acre in fee

The property interest identified by the Authority Parcel Number is needed for construction of the HSR corridor along N. Golden State Blvd near W. Olive Avenue. This is an underlying fee acquisition that was not acquired with the original fee take.

2. Gonzales Property (Fresno County)

Authority Parcel Numbers: FB-10-1388-1 and FB-10-1388-2

Assessor Parcel Number: 335-090-54

Partial Acquisition: Approximately 0.23 acre in easement

The property interests identified by the Authority Parcel Numbers are needed for a utility easement for Fresno Irrigation District to construct an irrigation culvert underneath the BNSF railroad and proposed High-Speed Rail corridor south of E. Adams Avenue and for a temporary construction easement.

3. US Horticulture Farmland Property (Kern County)

Authority Parcel Number: FB-15-0077-2

Assessor Parcel Number: 047-350-06

Partial Acquisition: Approximately <0.01 acre in easement

The property interest identified by the Authority Parcel Number is needed for a permanent electrical easement to route existing overhead utilities under the high-speed rail corridor north of W. Sherwood Avenue.

4. US Horticulture Farmland Property (Kern County)

Authority Parcel Number: FB-15-0078-2

Assessor Parcel Number: 047-350-06

Partial Acquisition: Approximately <0.01 acre in easement

The property interest identified by the Authority Parcel Number is needed for a permanent electrical easement to route existing overhead utilities under the high-speed rail corridor north of W. Sherwood Avenue.

5. US Horticulture Farmland Property (Kern County)

Authority Parcel Numbers: FB-15-0083-1, FB-15-0083-2, and FB-15-0083-3

Assessor Parcel Number: 059-210-36

Partial Acquisition: Approximately 0.09 acre in easement

The property interests identified by the Authority Parcel Numbers are needed for three permanent electrical easement to route existing overhead utilities under the high-speed rail corridor north of W. Sherwood Avenue.

6. US Horticulture Farmland Property (Kern County)

Authority Parcel Numbers: FB-15-0084-1, FB-15-0084-2, and FB-15-0084-3

Assessor Parcel Number: 059-210-36

Partial Acquisition: Approximately 0.08 acre in easement

The property interests identified by the Authority Parcel Numbers are needed for three permanent electrical easement to route existing overhead utilities under the high-speed rail corridor north of W. Sherwood Avenue.

7. Whitley Property (Kings County)

**Authority Parcel Numbers: FB-16-0705-1, FB-16-0705-3, FB-16-0705-4,
FB-16-0705-5, and FB-16-0705-6**

Assessor Parcel Number: 034-011-015

Property Pulled

8. Macedo Property (Kings County)

Authority Parcel Number: FB-16-0714-1

Assessor Parcel Number: 034-012-053

Partial Acquisition: Approximately 0.21 acre in easement

The property interest identified by the Authority Parcel Number is needed for a permanent easement to provide access from Nevada Avenue to the subject property that would otherwise be left landlocked upon completion of the HSR corridor.

9. Dias Property (Kings County)

Authority Parcel Numbers: FB-16-0913-2 and FB-16-0913-3

Assessor Parcel Number: 028-170-042

Partial Acquisition: Approximately 1.64 acres (1.28 in fee, 0.36 in easement)

The property interests identified by the Authority Parcel Numbers are needed for the 8th Avenue (State Road 43) grade separation, with the easement for utilities and access due to the realignment of SR-43.

10. Mina Orchard Property (Kings County)

Authority Parcel Numbers: FB-16-1069-1, FB-16-1069-2, and FB-16-1069-3

Assessor Parcel Number: 034-160-036

Partial Acquisition: Approximately 0.54 acre (0.10 in fee, 0.44 in easement)

The property interests identified by the Authority Parcel Numbers are needed for underlying fee, road improvements, and a temporary construction easement at the junction of Waukena Avenue (Corcoran Highway), 5th Avenue, Pickerell Avenue, Orange Avenue, and Sweet Canal.

11. Silveira Property (Tulare County)

Authority Parcel Numbers: FB-54-0201-6, FB-54-0201-7, FB-54-0201-8, and FB-54-0201-9

Assessor Parcel Number: 200-230-002

Partial Acquisition: Approximately 2.82 acres in easement

The property interests identified by the Authority Parcel Numbers are needed for construction of an undercrossing at 156 Avenue to provide access to the portion of the property that would otherwise be left landlocked upon completion of the HSR corridor.

12. Friis-Hansen Property (Fresno County)

Authority Parcel Number: MF-10-0806-1

Assessor Parcel Number: 504-070-52

Partial Acquisition: Approximately 0.07 acre in fee

The property interest identified by the Authority Parcel Number is needed for the HSR corridor along N. Golden State Blvd, near Elgin Avenue.

13. Curran Property (Madera County)

Authority Parcel Number: MF-20-1449-1

Assessor Parcel Number: 034-210-054

Partial Acquisition: Approximately 0.07 acre in easement

The property interest identified by the Authority Parcel Number is needed for a utility easement across the HSR corridor, between Road 30 and Avenue 13.

14. Curran Property (Madera County)

Authority Parcel Number: MF-20-1465-1

Assessor Parcel Number: 035-242-017

Partial Acquisition: Approximately 0.03 acre in easement

The property interest identified by the Authority Parcel Number is needed for a utility easement across the HSR corridor, between Road 30 and Avenue 13.

Staff Recommendation:

Adopt Resolutions of Necessity authorizing the use of eminent domain by the Authority to acquire the above described properties or interests in properties for the HSTS.

ACTION ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)

IRONWOOD STATE PRISON - HEALTH CARE FACILITY IMPROVEMENT PROGRAM

RIVERSIDE COUNTY

Authority: Section 28 of Chapter 7, Statutes of 2007

Consider approving an augmentation.

\$2,661,000

(0.9 percent of total project appropriations)

(13.9 percent cumulative)

STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation
Ironwood State Prison - Health Care Facility Improvement Program
Riverside County

Action Requested

If approved, the requested action will approve an augmentation.

Scope Description

This project is within scope. The Health Care Facility Improvement Program (HCFIP) at Ironwood State Prison (ISP) will support ISP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) Health Care Facility Improvement Program strategy to address statewide prison health care deficiencies. The purpose of the health care facility improvements at ISP is to remedy deficiencies in primary care, specialty care, laboratory, and pharmacy.

ISP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

This project includes renovations and additions to the primary care clinics at Facilities A, B, C, and D, and renovations to the central health services building. The primary care clinic renovations and additions will provide primary health care consultation and treatment consistent with the delivery of a Basic level of care. The renovated clinics will include lab draw stations to increase access to these services in an appropriate setting. The central health services renovation is to provide additional shared specialty exam room, clinical support space, a relocated physical therapy room, optical services, a mental health assessment room, and an expanded treatment and triage area.

Funding and Cost Verification

This project is not within cost. On July 18, 2014 the Board took an action allocating \$14,377,000 of the \$300,000,000 General Fund appropriated in Section 28(a) of Chapter 7 of the Statutes of 2007 (AB 900) of the Government Code, to complete design and construction of the project. Section 7050(a)(5) of the Penal Code further provides the appropriation may also be used for the design and construction of the HCFIP projects at state prison facilities. On August 17, 2015 the Board approved an augmentation in the amount of \$762,000 which was executed through Executive Order C 15/16-7, for a total appropriation of \$15,139,000. On August 30, 2016 the Board took an action to recognize revised project costs in the amount of \$604,000 for a total project authority of \$15,743,000. On March 13, 2020 the Board approved an augmentation in the amount of \$2,796,000 for a new total appropriation of \$18,539,000.

To date, this appropriation has been augmented by \$39,158,000 for various projects (13.1 percent cumulative increase from the original \$300 million appropriation). At this time, CDCR is requesting an additional augmentation in the amount of \$2,661,000 (13.9 percent cumulative) for the ISP HCFIP project, bringing the total to \$21.2 million. This revised project cost estimated was prepared in association with increased construction costs. The increased construction costs are associated with adjustments related to design errors and omissions and additional costs for Inmate/Ward Labor staff, casual labor, guarding, and inspections for extended schedule duration driven by the

resolution of design errors and omissions as well as delays related to the COVID-19 Pandemic.

In addition to the construction cost increases identified above, the architectural and engineering design, CDCR project management, consultant program management, and utility costs line-items increased based on actual costs to date and the revised estimate to construction completion. The Group I/II Equipment line-item increased based on previously omitted equipment.

Based on this new estimate, the total estimated project cost for the ISP HCFIP project is \$21,200,000, which is an increase of \$2,661,000 in the construction phase. CDCR is requesting an augmentation in the amount of \$2,661,000 to cover this cost increase for the project.

On April 26, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$ 18,539,000	Total authorized project costs
\$ 21,200,000	Total estimated project costs
\$ 18,539,000	Project costs previously allocated: \$718,000 for preliminary plans, \$568,000 for working drawings, and \$17,253,000 for construction (\$12,722,000 contract, \$763,000 contingency, \$571,000 A/E, \$1,151,000 other project costs, and \$2,046,000 agency retained items)
\$ 2,661,000	Augmentation to be allocated: an increase of \$2,661,000 for construction (an increase of \$2,128,000 contract, \$128,000 contingency, \$88,000 A/E, \$281,000 other project costs, and \$36,000 agency retained items)

CEQA

CDCR filed a Notice of Exemption with the State Clearinghouse on May 8, 2015 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CDCR, completed a Summary of Conditions letter for the entirety of ISP, including the locations of this project, on April 9, 2012 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	August 2015
Complete working drawings	November 2016
Start construction	November 2016
Complete construction	March 2022

Staff Recommendation:

Approve an augmentation.

ACTION ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225) SIERRA CONSERVATION CENTER - HEALTH CARE FACILITY IMPROVEMENT PROGRAM, CENTRAL HEALTH SERVICES BUILDING RENOVATION, TUOLUMNE COUNTY

Authority: 2019 Budget Act, Item 5225-301-0001 (25)

Consider approving an augmentation.

\$1,528,000
(12.7 percent of total project appropriations)
(12.7 percent cumulative)

STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation
Sierra Conservation Center - Health Care Facility Improvement Program,
Central Health Services Building Renovation
Tuolumne County

Action Requested

If approved, the requested action will approve an augmentation.

Scope Description

This project is within scope. The Health Care Facility Improvement Program (HCFIP) at Sierra Conservation Center (SCC) will support SCC's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation (CDCR) HCFIP strategy to address statewide prison health care deficiencies. The purpose of the HCFIP at SCC is to remedy deficiencies in primary care, specialty care, pharmacy, laboratory, health records, and health care administration. The HCFIP projects support health care operations by improving the infrastructure necessary to provide a variety of health care services, including primary care, specialty care, laboratory, medication distribution, pharmacy, health records storage, and related health care administration. The federal Receiver overseeing CDCR's health care system has indicated that these projects are a critical component necessary to transition responsibility for inmate medical care back to the state.

The design and construction of a portion of this project was funded as a separate project through Government Code sections 15819.40, subdivisions (b) and (c), and 15819.401 through 15819.404, which appropriated \$1,025,801,000 lease revenue bond financing authority to the CDCR to design and construct medical, dental, and mental health treatment or housing space at existing prison facilities. Among other things, the Government Code appropriation was allocated for 25 HCFIP projects, one of which was the design for this subproject at the SCC.

SCC is one of 17 institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population.

On September 13, 2013, the State Public Works Board (SPWB) took an action allocating funding appropriated in AB 900, to perform design and construction for the HCFIP project at SCC. Due to the amount of funding available in the AB 900 lease revenue

bond authority, the construction of this project was divided into two phases. A scope change was approved by the SPWB on November 16, 2018, recognizing this change to the project.

Phase I includes a new Pharmacy and Lab, a new Health Care Administration Building, and Facility C Primary Care Clinic renovation and addition. Phase II includes the renovation of the Central Health Services (CHS) building.

The CHS Building Renovation project includes the renovation of the CHS building to provide additional primary care exam rooms, an expanded Triage and Treatment Area (TTA), and five specialty exam rooms. This will include one Specialty Exam room (shared), one Telemedicine Specialty room (shared), one Optical Services room, one Optometry/Ophthalmology room (existing), and one Physical Therapy room. Additionally, the existing health records suite will be reduced and reconfigured for more efficient operation and for more clinic space.

The primary care component will provide primary health care to the inmate-patients housed at Facilities A and B and include eight primary care exam rooms, two lab draw stations, and two Licensed Vocational Nurse (LVN) alcoves. All of the exam rooms will have hand sinks and equipment needed to provide an appropriate clinical environment. Each exam room will also be appropriately sized per CDCR Space Standards and will have access to telemedicine.

The renovation will also include two LVN/Office Technician shared workstations, and separate offices for four supervising Registered Nurses for the following: Specialties, TTA, Primary Care, and the Outpatient Housing Unit. The clinic will also contain clinic support spaces including telemedicine equipment storage, wheelchair and gurney storage, and separate clean and soiled utility rooms.

Funding and Cost Verification

This project is not within cost. The 2019 Budget Act (Chapter 23, Statutes of 2019) appropriated \$12,033,000 General Fund for construction of the SCC HCFIP, CHS Building Renovation project. A revised project estimate has been prepared in association with increased construction costs (see details below). The total revised project cost is now \$13,561,000. At this time, CDCR is requesting an augmentation of \$1,528,000.

The revised project cost estimate was prepared in association with increased construction costs. The increased construction costs are associated with additional costs for Inmate/Ward Labor staff, casual labor, guarding, and inspections for extended schedule duration driven by the resolution of design errors and omissions (E/O) and COVID-19 related delays. The adjustment is also based on E/O regarding changes to the Radiology lead wall and door as well as State Fire Marshal code requirements for fire rated corridors and for the addition of a fire hydrant.

In addition to the construction cost increases identified above, the architectural and engineering design, CDCR project management, and consultant program management line-items increased based on actual costs to date and revised estimate to construction completion. The Special Consultants line-item increased based on the provision of hazmat observation and monitoring services. The Group I/II line-item also increased based on necessary equipment that was erroneously omitted from the original Group I/II equipment list.

Based on this new estimate, the total revised project cost estimate is \$13,561,000, which is an increase of \$1,528,000. At this time, CDCR is requesting an augmentation in the amount of \$1,528,000 to cover this cost increase for the project.

On April 26, 2021, the Department of Finance notified the chairs of the Joint Legislative Budget and fiscal committees in each house of its intent to recommend the Board approve the augmentation no sooner than 20 days from that date.

\$ 12,033,000	Total authorized project costs
\$ 13,561,000	Total estimated project costs
\$ 12,033,00	Project costs previously allocated: \$12,033,000 for construction (\$8,631,000 contract, \$604,000 contingency, \$569,000 A/E, \$1,040,000 other project costs, and \$1,189,000 agency retained items)
\$ 1,528,000	Augmentation to be allocated: increase of \$1,528,000 for construction (an increase of \$1,084,000 contract, \$76,000 contingency, \$40,000 A/E, \$187,000 other project costs, and \$141,000 agency retained items)

CEQA

CDCR filed a Notice of Exemption with the State Clearinghouse on May 16, 2014 and the 35-day statute of limitations expired without challenge.

Real Estate Due Diligence

The Department of General Services, on behalf of CDCR, completed a Summary of Conditions letter for the entirety of SCC, including the locations of this project, on July 9, 2013 and no issues that would adversely affect the beneficial use and quiet enjoyment of the project were identified.

Project Schedule

Approve preliminary plans	July 2014
Complete working drawings	June 2015
Start construction	July 2019
Complete construction	October 2022

Staff Recommendation: **Approve an augmentation.**

OTHER BUSINESS

NONE

GENERAL PUBLIC COMMENT

REPORTABLES

Reportable Items

For the May 17, 2021 Board Meeting

Actions Authorized by Staff from April 6, 2021 through May 6, 2021

As Authorized by Resolution of the Board dated December 13, 2019

<u>Department/Org Code</u>	<u>Project Title</u>	<u>Project Authority</u>	<u>Action</u>	<u>Amount/(Percent)</u>
Judicial Council of California (0250)	New Santa Rosa Courthouse, Sonoma County	2009 Budget Act, Item 0250-301-3138 (9); 2014 Budget Act, Item 0250-301-3138 (11); 2015 Budget Act, Item 0250-301-3138 (4), as reappropriated by 2016 Budget Act; 2018 Budget Act, Item 0250-301-3138 (2); 2018 Budget Act, Item 0250-301-0660 (4.2), as reappropriated by 2020 Budget Act;	Approve an augmentation	\$18,449,000 (9.5 percent of total project appropriations) (9.5 percent cumulative)
California Highway Patrol (2720)	CHP Enhanced Radio System: Replace Towers and Vaults, Phase I, Leviathan Peak Tower, Alpine County	2009 Budget Act, Item 2720-301-0044 (1), as partially reverted by the Budget Act of 2010 and reappropriated by the Budget Acts of 2011 through 2015 and 2018; 2010 Budget Act, Item 2720-301-0044(1), as reappropriated by Item 2720-491, Budget Acts of 2012 through 2014; 2011 Budget Act, Item 2720-301-0044(1);	Approve preliminary plans	

		2016 Budget Act, Item 2720-301-0044(6)		
Department of Forestry and Fire Protection (3540)	San Mateo/Santa Cruz Unit Headquarter: Relocate Auto Shop, Santa Cruz County	2008 Budget Act, Item 3540-301-0660 (2), as reappropriated by the 2009, 2011, 2013, 2016, and 2019 Budget Acts; 2015 Budget Act, Item 3540-301-0660 (4), as reappropriated by the 2018 and 2019 Budget Acts; 2019 Budget Act, Item 3540-301-0660 (9)	Approve an augmentation	\$1,927,000 (9.9 percent of total project appropriations) (9.9 percent cumulative)
Board of State and Community Corrections (5227)	Adult Local Criminal Justice Facilities Project, Mendocino County	Sections 15820.94 – 15820.948 of the Government Code (SB 844)	Approve preliminary plans Recognize an anticipated deficit	\$27,048,000 total authorized project costs \$426,000 local anticipated project deficit